

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	410/41-45 Edgewater Blvd MARIBYRNONG 3032	\$541,000	21/11/2017
2	204/58 La Scala Av MARIBYRNONG 3032	\$525,000	25/07/2017
3	112/20 Pier La MARIBYRNONG 3032	\$520,000	23/11/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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2 2 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$495,000 - \$544,500
Median Unit Price
September quarter 2017: \$527,500

Comparable Properties

410/41-45 Edgewater Blvd MARIBYRNONG 3032 (REI) **Agent Comments**

2 2 1

Price: \$541,000
Method: Private Sale
Date: 21/11/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



204/58 La Scala Av MARIBYRNONG 3032 (REI/VG) **Agent Comments**

2 2 1

Price: \$525,000
Method: Private Sale
Date: 25/07/2017
Rooms: -
Property Type: Apartment



112/20 Pier La MARIBYRNONG 3032 (REI) **Agent Comments**

2 2 1

Price: \$520,000
Method: Sold Before Auction
Date: 23/11/2017
Rooms: 4
Property Type: Apartment